

A.P.N. # 1220-10-811-001

R.P.T.T. \$ 3545.10

ESCROW NO. 030104102

RECORDING REQUESTED BY:

**STEWART TITLE COMPANY**

MAIL TAX STATEMENTS TO:  
**SAME AS BELOW**

WHEN RECORDED MAIL TO:  
**GRANTEE**

**P.O. BOX 1544**

**EL GRANADA, CA 94018**

REQUESTED BY  
**Stewart Title of Douglas County**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 JAN 23 PM 3:27

WERNER CHRISTEN  
RECORDER

\$ 16<sup>th</sup> PAID BC DEPUTY

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **TERRENCE L. MCCUE and COLLEEN F. MCCUE, husband and wife**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **WILLIAM E. CALLAN and MARTHA P. CALLAN, husband and wife** AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Douglas** State of Nevada, bounded and described as:

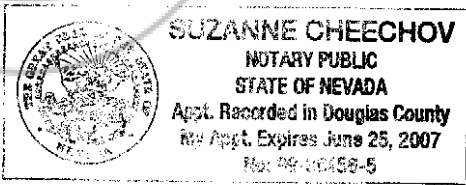
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **November 12, 2003**

Terrence L. McCue  
**TERRENCE L. MCCUE**

Colleen F. McCue  
**COLLEEN F. MCCUE**



STATE OF NV }  
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 1/22/04,  
by **TERRENCE L. MCCUE and COLLEEN F. MCCUE**

Signature Suzanne Cheechov  
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

0602729

BK 0104 PG 07693

## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 030104102

A parcel of land situated, lying and being wholly within the Southeast 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B. & M., and being more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of Lot 49, as shown on the map of COUNTRY CLUB ESTATES, filed in the Office of the County Recorder of Douglas County, State of Nevada, on July 17, 1967, as Document No. 37147, Official Records; thence along the Southeasterly boundary line of said Lot 49, North  $70^{\circ}04'38''$  East, a distance of 207.48 feet; thence North  $40^{\circ}28'03''$  East, a distance of 139.00 feet; thence North  $61^{\circ}33'$  East, a distance of 52.24 feet; thence South  $56^{\circ}29'30''$  East, a distance of 139.71 feet (the previous course is generally along the toe of the dike of the Carson River, said toe on the river side of dike); thence along the Northerly right of way line of River View Drive South  $33^{\circ}30'30''$  West, a distance of 30.00 feet to the beginning of a tangent curve concave to the Northwest with a radius of 475.00 feet and a central angle of  $38^{\circ}30'$ ; thence along said curve, a distance of 319.18 feet; thence tangent to said curve South  $72^{\circ}00'30''$  West, a distance of 125.00 feet to the beginning of a tangent curve concave to the Northeast with a radius of 20.00 feet and a central angle of  $90^{\circ}$ ; thence along said curve 31.42 feet; thence tangent to said curve North  $17^{\circ}59'30''$  West, a distance of 122.09 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all that portion of said land as granted to the County of Douglas, in Deed recorded August 4, 1981, in Book 881, Page 189, Document No. 58886, of Official Records, described as follows, to-wit:

BEGINNING at the Northeast corner of Lot 49, as shown on the map of COUNTRY CLUB ESTATES, filed in the Office of the County Recorder of Douglas County, State of Nevada, on July 17, 1967, as Document No. 37147, of Official Records; thence South  $58^{\circ}27'00''$  East, a distance of 120.00 feet to a point; thence North  $61^{\circ}33'00''$  East, a distance of 52.24 feet to a point; thence South  $56^{\circ}29'30''$  East, a distance of 109.71 feet to the True Point of Beginning; thence South  $56^{\circ}29'30'$  East, a distance of 30.00 feet to a point on the Northerly right of way line of Riverview Drive, a County Road; thence South  $33^{\circ}30'30''$  East, a a distance of 30.00 feet to a point; thence along a tangent curve to the right having a radius of 475.00 feet through a central angle of  $38^{\circ}30'$ , a distance of 150.00 feet to a point; thence North

Continued on next page

0602729

BK0104PG07694

ESCROW NO.: 030104102

38°30'30" East, a distance of 48.00 feet to a point; thence North 23°00'30" East, a distance of 41.00 feet to a point; thence North 40°00'30" East, a distance of 36.00 feet to a point; thence North 6°00'30" East, a distance of 27.00 feet to a point; thence North 43°23'20" East, a distance of 30.12 feet to TRUE POINT OF BEGINNING.

Assessor's Parcel No. 1220-10-811-001

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 2, 1994, BOOK 594, PAGE 91, AS FILE NO. 336559, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."